



Report of Technical Review Committee

Docket #: PC 2006-025 Project Type: Site Development Plan TRC Meeting: 4/26/2006
Project: Indiana Wesleyan University, Block E, South Park
Location: northeast of south Park Boulevard and Windhorst Way
Engineer: Mike Deer Representative(s): Mike Deer

TRC Members Present

<u>Planning:</u> Ed Ferguson Deborah Luzier Lowell Weber	<u>Engineering & Sanitation:</u> Paul Peoni - Engineering Kevin Riddle - Engineering Keith Meier - Sanitation	<u>Fire Department:</u> Rodney Johnson	<u>Other:</u> Thane Morgan – Trails Advisory Board Greg Wilhelm - REMC Diana Mercer – Indiana American Water
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Minutes:

Deer introduced the project
Johnson distributed written report. Hydrant is needed at the rear of the building.
Peoni noted that the responsibility note and the pre-construction meeting note need to be added to the plans. Plan profile for the storm sewer and environmental storm sewer castings are required.
Ferguson said that a sidewalk is required from the east to the west through the development, but everything else is private.
Motion to approve comments by Peoni, second by Meier. Motion passes unanimously.

The Technical Review Committee, having reviewed the above plat/plans and related documents, makes the following report:

That the Plat and/or Plans have been prepared in accordance with the terms of the SUBDIVISION CONTROL, STORMWATER DRAINAGE AND ZONING ORDINANCES

With the following conditions:

- 1) Inspection agreement, performance guarantees, and dedications shall be executed with the BPWS prior to issuance of land alteration permit.
- 2) Sewer Availability Fee (SAF) shall be paid prior to issuance of building permit.
- 3) Sanitary sewer plans shall be subject to review and approval by outside city consultant.
- 4) Plans shall note that the developer is responsible for completing all improvements in compliance with city standards and ordinances and the project engineer is responsible for design of all improvements in compliance with city standards and ordinances.
- 5) Landscape plans shall be subject to revision as per written staff report.
- 6) All written comments listed in Senior Planner's report shall be met. (attached)
- 7) All written comments listed in Fire Department's report shall be met. (attached)
- 8) Add "responsibility" note and "pre-construction meeting" note to the cover sheet.
- 9) Sub-plat for this lot shall be submitted for review and execution.
- 10) Plan profile sheet for storm sewers shall be added.
- 11) Storm castings shall have "enviro friendly" stamp
- 12) Note curb modifications for driveway entrance (new drive). Also note that the existing driveway will be maintained at the southeast corner of the lot.